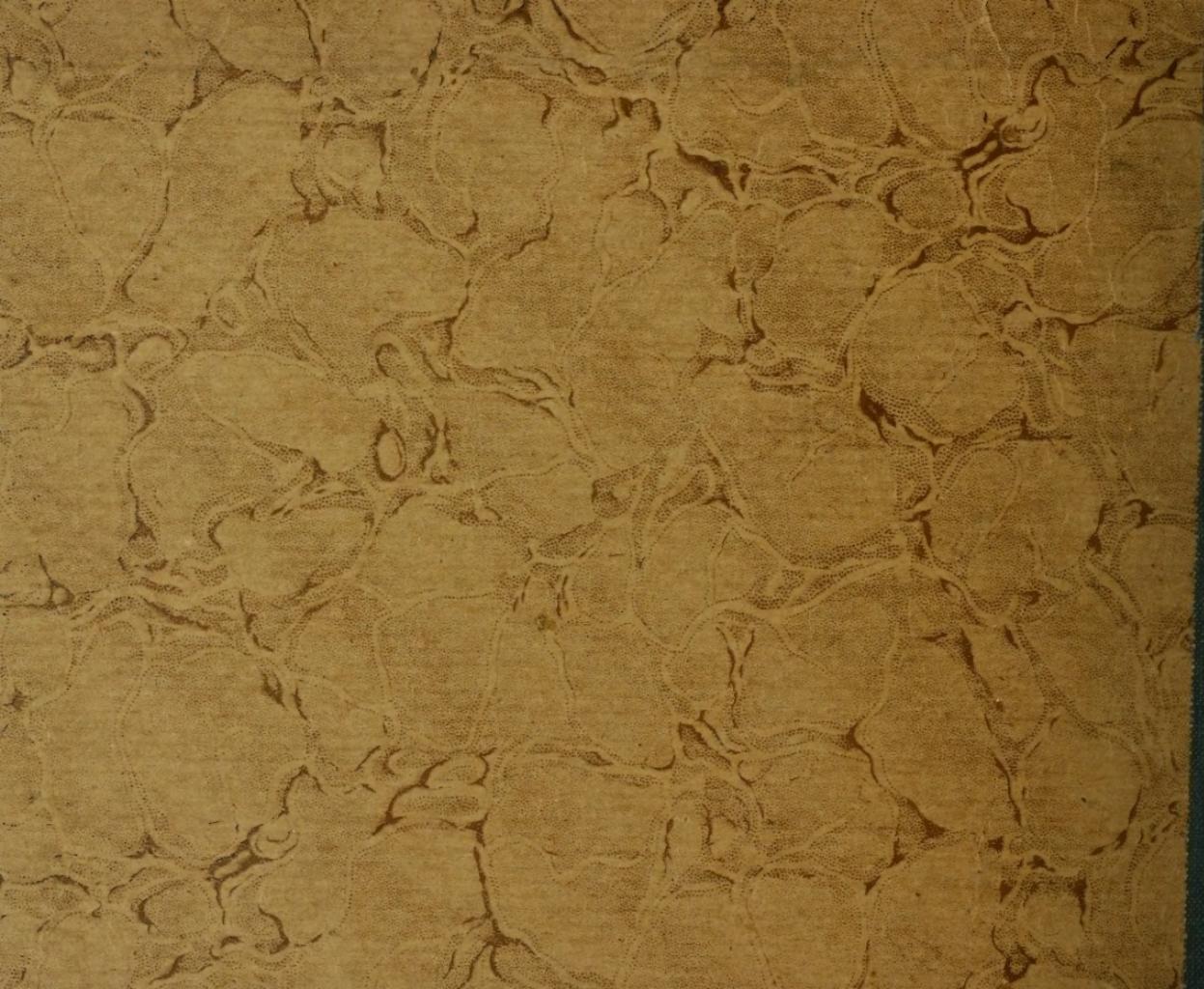
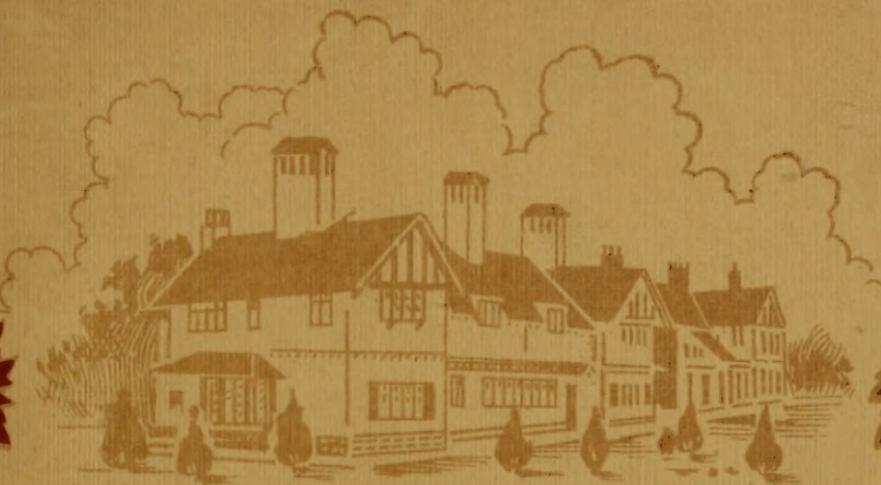


3 1761 07489369 4

The Bournville Village Trust.

C.H
775





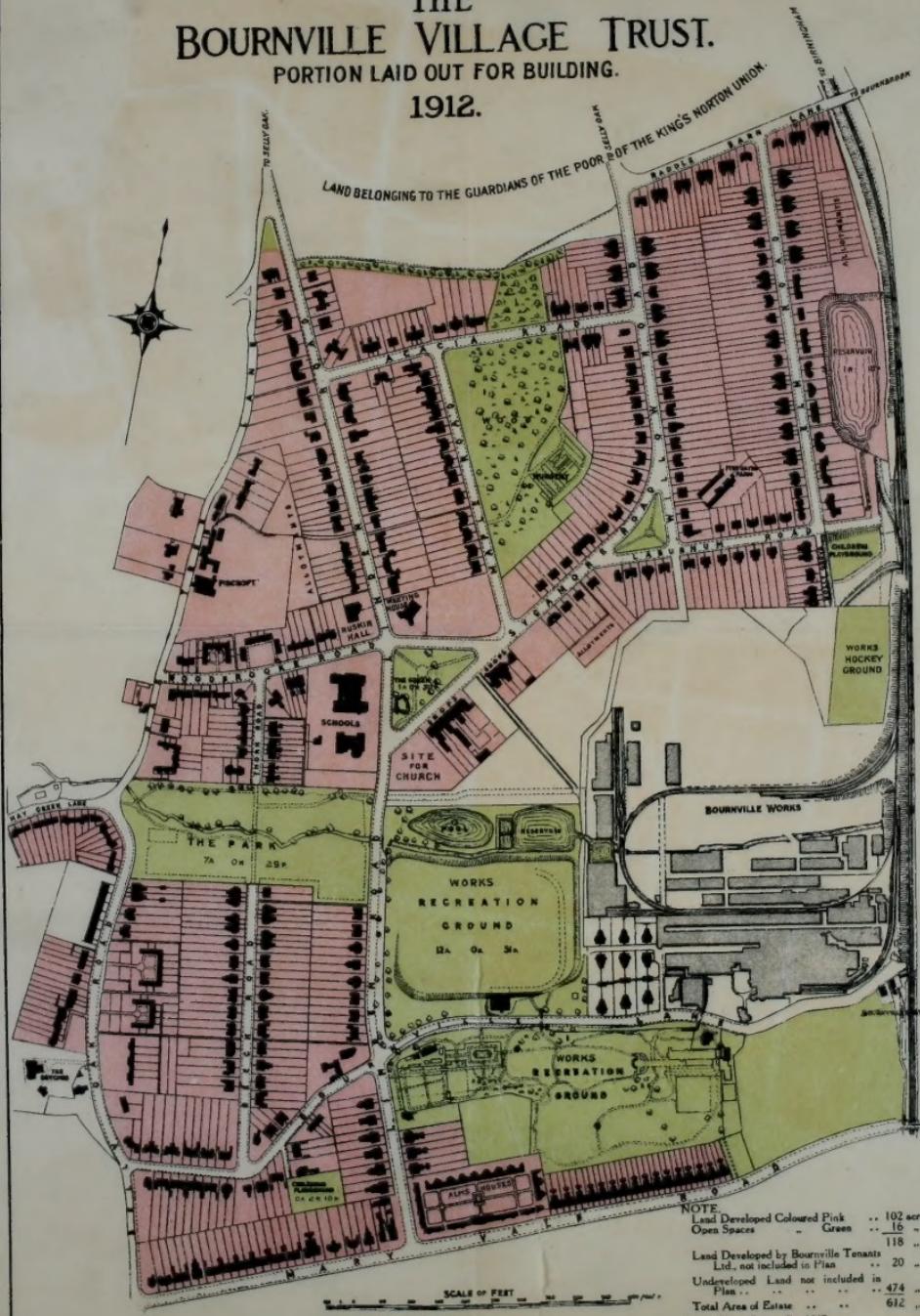
The BOURNVILLE

VILLAGE
TRUST



THE BOURNVILLE VILLAGE TRUST. PORTION LAID OUT FOR BUILDING.

1912.





Presented to
The Library
of the
University of Toronto
by
Professor Fay



B775

The Bournville Village Trust

221947
3. 4. 28



Park and Gardens (Bird's-eye View).



The Bournville Village Trust.



THE VILLAGE OF BOURNVILLE lies in the North-East of Worcestershire, four miles South-West of Birmingham. Some of the houses were built in 1879, but the bulk of the village dates from 1895. The property is now in the hands of the "BOURNVILLE VILLAGE TRUST," by whom it is administered, but the whole scheme owes its existence to MR. GEORGE CADBURY, of the Manor House, Northfield. In the Deed by which the Estate is handed over to the Trustees, the Founder has clearly set forth his object. It is there stated that

"The Founder is desirous of alleviating the evils which arise from the insanitary and insufficient accommodation supplied to large numbers of the working classes, and of securing to workers in factories some of the advantages of outdoor village life, with opportunities for the natural and healthful occupation of cultivating the soil."

Again : "The object is declared to be the amelioration of the condition of the working-class and labouring population in and around Birmingham, and elsewhere in Great Britain, by the provision of improved dwellings, with gardens and open spaces to be enjoyed therewith."

The evils arising from the "insanitary and insufficient accommodation" here referred to are now pretty generally recognised. Thousands of our fellow-countrymen are compelled to live under conditions

which are a scandal to our civilisation. They are housed in close, dirty, evil-smelling lanes and courts, deprived of fresh air and sunshine, strangers to the sight of grass and flowers and trees, and without opportunity for healthy recreation.

All this inevitably tends to produce moral and physical deterioration. It is almost impossible for people to maintain a high standard of character and physique where all the conditions are adverse, and we have only to visit the places described in order to see how disastrous are the results. Little wonder if, while many battle bravely against their surroundings and rise superior to them, an immense number succumb, and go to swell the mass of vicious, criminal and diseased humanity, which is a disgrace and menace to our country.

Further, it should be remembered that, while many live under conditions far removed from those just depicted, their lot is often cast in those dismal monotonous streets, so familiar in all our great towns, where gardens are an impossibility, and acres of brick and mortar intervene before the country can be reached, and where those who work during the day in office, factory, or shop, must spend their leisure in the club, the theatre, the reading room, or the public house, instead of in the pure free air of the country.

Here, then, is the problem to be faced. Population overcrowded in houses ; houses overcrowded on land ; streets and houses in innumerable cases in a shamefully insanitary condition.

These facts are, of course, open to all, but they were specially impressed on the mind of the Founder through his intercourse with the working men of Birmingham. For over fifty years he has been the teacher of a largely attended Men's Bible Class, going into Birmingham every Sunday

morning at 7 o'clock for the purpose. In this way, and also as an employer of a large number of workpeople, he came to know the life histories of hundreds of men, and was profoundly impressed by the grievous disadvantage at which many were placed by the adverse conditions alluded to. In a word, he found himself in direct contact with the "Housing problem." It was not something he had read or heard about, but an actual fact in the lives of men whom he knew and visited again and again in the midst of these very surroundings.

Thus confronted with the evil, Mr. CADBURY resolutely set himself to find a remedy. The most hopeful solution that presented itself was to give an opportunity for people to remove from the crowded city and settle amid the wholesome, helpful sights and sounds of the country. In a word, they must be brought "back to the land."



Camp Wood.

Having come to this conclusion, Mr. CADBURY proceeded to set apart a large portion of his BOURNVILLE ESTATE in order to give it practical effect. In doing this, every precaution was taken to avoid a repetition of the evils which it was sought to remedy.

The whole project was well considered, and the planning of the Village carefully thought out in advance.

There must be no crowding either of cottages on the land, or of people in the cottages. Each house must have a good-sized garden ; no building must occupy more than about one-fourth part of the site on which it is erected ; the roads must be wide and tree bordered, and about one-tenth of the land, in addition to roads and gardens, must be reserved for parks and recreation grounds. On these lines the Village of Bournville was rapidly brought into existence, nearly 200 houses being built in one year.

Mr. CADBURY'S first intention had been to sell the sites and cottages outright, and so create a class of small freeholders. It was, however, found that this would be open to many objections, the chief being the difficulty of insuring that the property thus sold would be administered by the new owners in harmony with the motives and wishes which inspired the vendor. The plan was, therefore, not carried into effect. Instead, it was decided to sell the houses and land on leases of 999 years, charging ground rent, and inserting covenants in the leases to secure the accomplishment of the purpose of the lessor. To assist those who wished to avail themselves of this opportunity, but had not sufficient capital, mortgages were granted on the property and money advanced on most favourable terms. To those who paid less than half the cost of the house, 3 per cent. was charged ; and to those who paid half or more, the rate

was $2\frac{1}{2}$ per cent. In this way about 140 cottages were sold. The arrangement, while satisfactory in many respects, was found in others to be open to some of the same objections that applied to the sale of the freeholds, and was, therefore, discontinued. In response, however, to a strong demand, the system has been restored in a modified form, and land is now let for building purposes on 99 years' leases.

To avoid misunderstanding, it should be said that the Village is not reserved for Messrs. CADBURY'S workpeople, the scheme not being intended primarily for their benefit, but as a contribution towards solving the Housing problem, especially as it exists in large cities. As a matter of fact, less than half the

householders work at Messrs. CADBURY'S, the others being employed in the neighbouring manufacturing villages, or in Birmingham, which is easily accessible by Rail, Electric Car, or Bicycle.



Holly Grove.

The scheme once launched, and the Village having become an accomplished fact, the next question to be answered was how to secure its perpetuation and extension. Very careful consideration was given to this, and it was eventually decided to establish a Trust, which should hold and administer the property in accordance with conditions embodied in the Deed of Foundation. This was accordingly done, and on the 14th December, 1900, the property was transferred to

the Trustees, Mr. CADBURY surrendering all private interest in it, both as regards capital and revenue. The income, whether from house and farm rents, ground rents, or any other source, is now received and administered by the Trustees, and the Trust Deed enacts that, after making full provision for repairs and maintenance, it shall be employed in laying out the Estate, building houses, and in purchasing other estates, either in the neighbourhood of Birmingham or elsewhere, to be developed in the same way as Bournville.

It will be seen that, as the gift is absolute, no part of the capital or revenue returning to the Donor or his representatives, the scheme contains within it the principle of continual expansion, and the income, in course of time, will

so increase as to admit of an almost unlimited extension of the benefits of the gift. Since the Trust was formed, Mr. CADBURY has added large additional gifts of land and capital. The total value presented to the nation is estimated at £264,000. The present area of the Estate is 612 acres.

It should also be mentioned here that a generous gift of £6,000 was received by the Trustees in 1905 from a Donor who insisted on remaining anonymous.

Frequent reference having been made to the Deed of Foundation, some extracts from it will be read with interest.



Front Gardens.

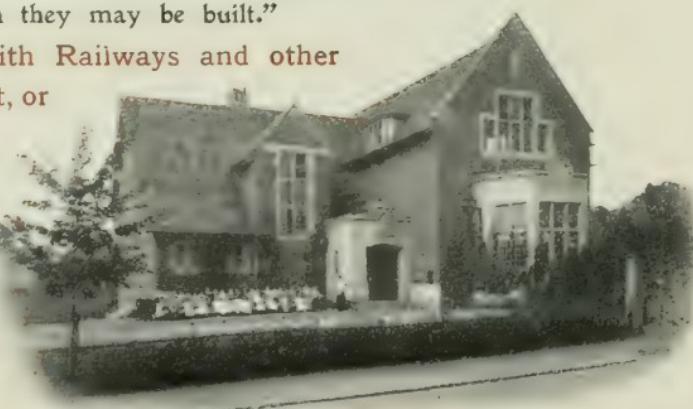
The following are some of the modes suggested for applying the Trust property, but they are
“given by way of illustration only, and not to limit the Trustees’ discretion.”

“The provision, erection, adaptation, or improvement of buildings, and the acquisition of land in any part of Great Britain,” such buildings to be used as dwellings for the labouring and working classes.

“It is the desire of the Founder that, so far as possible, such dwellings may occupy about one-fourth part of the sites on which they are respectively erected, the remaining portions to be used as gardens or open spaces in connection with such dwellings,” and the Founder desires that the rents may, “if practicable, be fixed on such basis as to make them accessible to persons of the labouring and working classes, whom it is his desire to attract from the crowded and insanitary tenements which they now inhabit, without, however, placing them in the position of being recipients of a bounty.” Subject to clause 33, which relates to the sale of alcoholic drinks, any part of the property may be used for shops or factories, but the Founder suggests “that no such factories shall occupy in area more than one-fifteenth part of the total area of the estate on which they may be built.”

The Trustees are empowered to make arrangements with Railways and other Companies for cheap means of transit. They may lease, underlet, or sell land, develop it and prepare it for building, borrow money, invest funds, give land, or erect buildings for Places of Worship, Hospitals, Schools, Technical Institutes, Libraries, Gymnasiums, Laundries, Baths, and kindred objects. But all

“such schools and institutions which the trustees may build must be so organised as carefully to exclude sectarian influences, and so conducted as to avoid denominational jealousy.”



Ruskin Hall.

The clause relating to the sale of intoxicating liquor provides that no house or building shall be used for such sale, except under the following conditions. That the unanimous consent in writing of all the Trustees shall be a necessary precedent to the grant of the license or other permit, and such consent shall be given, withheld, or have any condition as to hours and quantities of sale, or any other matters attached thereto as the Trustees may determine. Further, all net profits arising from the sale of intoxicating liquor shall be devoted to securing for the village community recreation and counter

attractions to the liquor trade as ordinarily conducted. The paragraph concludes with the following significant statement. The Trustees shall endeavour to act, bearing in mind the Founder's

"intention that the sale, distribution, or consumption of intoxicating liquor shall be entirely suppressed, if such suppression does not, in the opinion of the Trustees, lead to greater evils."



Houses, Acacia Road.



Ye Olde Farm Inn.

One other clause must be quoted in full :

"The administration of the Trust shall be wholly unsectarian and non-political, and there shall always be a rigid exclusion of all influences calculated or tending to impart to it a character sectarian as regards religion or belief, or exclusive as regards politics, and it will be a violation of the intention of the Founder if participation in its benefits should be excluded on the ground of religious belief or political bias."

These extracts from the Trust Deed show how fully it embodies the purpose of the Founder, insuring, as far as this is possible, the future administration and development of the scheme in harmony with that purpose. This is further secured by the fact that the Trust is under the supervision of the Charity Commissioners.

Having thus briefly outlined the origin of Bournville, the principles which governed its development, and the steps adopted to secure their perpetuation, it becomes necessary to give some description of the Village as the visitor finds it to-day. Care has been taken in laying it out that it shall be picturesque as well as healthful. The Village is fortunate in the contour of its site, the ground being undulating and well



Mary Vale Road (corner treatment).



Shops, Mary Vale Road.



Cabinet Bath.

wooded. Where possible the timber has been preserved, and a large number of young trees have also been planted. The cottages are semi-detached, or in blocks of three or four. They have been planned so as to allow free circulation of air around them, and to secure the greatest possible amount of sunshine. Long straggling extensions at the back have been avoided, the houses being, in almost all cases, remarkably compact; and the Architects, Mr. W. A. HARVEY, and his successor, Mr. H. B. TYLOR, have endeavoured to avoid monotony by introducing great variety of treatment. There are about seven houses to the gross acre. The majority of the houses have two sitting rooms, a kitchen or scullery, three bedrooms, and the usual conveniences. There are others with one large living room instead of two smaller ones, a few with only two bedrooms, and, recently, two



Corner Treatment.

quadrangles of small bungalows, suitable for single women, have been built. There are also some houses of a larger type. Several of the houses have bath-rooms, with hot and cold water. In others the bath is in the kitchen or scullery, either set at the side of the room, and fitted with a lid so as to form a table, or arranged so as to work on a hinge and shut up into a cabinet. The last—known as the Cabinet Bath—has so far proved decidedly the most satisfactory.

The cheapest houses are let at 4/- a week, rates extra. There are—

35 Houses at 4 6 per week or under, rates extra.

161 Houses over 4 6 and up to 5 3 per week, rates extra.

135	"	5/3	"	6 -	"	"
-----	---	-----	---	-----	---	---

97	"	6/-	"	7/-	"	"
----	---	-----	---	-----	---	---

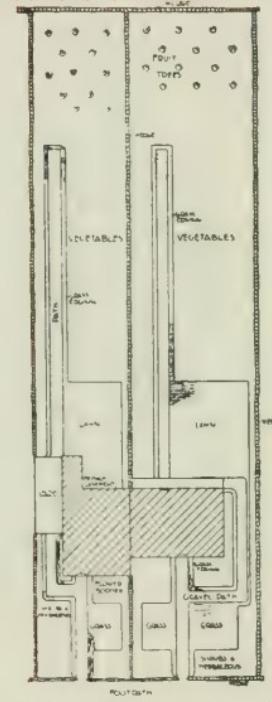
85	"	7/-	"	8,-	"	"
----	---	-----	---	-----	---	---

192	"	8/-	(including Shops		"	
-----	---	-----	------------------	--	---	--

160 sold, and occupied by owners.

The Village is served by Birmingham with Gas, Water, and Sewers, rates being about 7/- in the £ (exclusive of water rate).

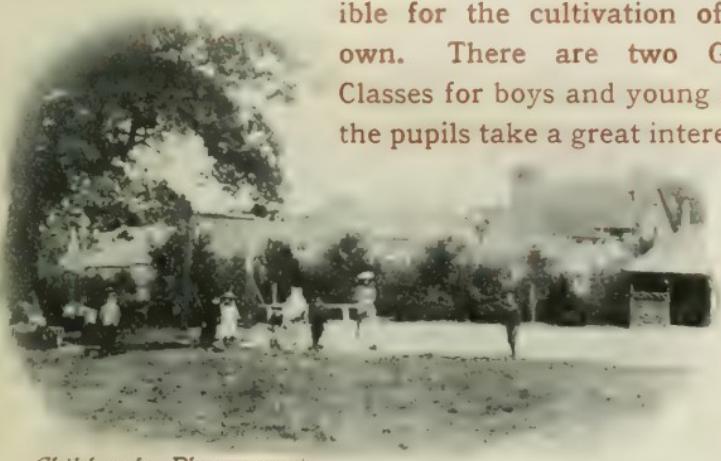
The average plot allowed to each house is about 500 square yards. The gardens are laid out by the estate gardeners when the houses are built, so that when a tenant takes a new cottage he finds the garden already prepared, instead of having to begin by breaking up uncultivated land. Lines of fruit trees—pear, apple, plum—are planted, and these, besides yielding a good supply of fruit, form a pleasant screen between the gardens. As a rule, the tenants take a keen interest in their gardens.



Garden Plan.



Post Office and Shops, Sycamore Road.



and cultivate them with great success. In addition to the cottage gardens there are several allotments, which are eagerly sought after, not only by Bournville residents, but by men from the neighbouring villages and from Birmingham. A trained gardener, with a staff of men, is in charge of the gardening department, and is always glad to give whatever information and advice may be required ; but after the gardens have been laid out in the first place, each tenant is responsible for the cultivation of his own.

There are two Gardening Classes for boys and young men, and the pupils take a great interest in their work,

usually attaining a high place in the county competitions.

The roads are 42 feet wide, and are planted with trees. The houses are set back at least 20 feet from the roads, so that there is a space of 82 feet from house front to house front.

In addition to the ample gardens, care has been taken to preserve open spaces, and there is a Village



Back Garden.

Children's Playground

Green, a small wood, known as "Camp Wood," two playgrounds for children (not reckoning the school playgrounds), and a Park. Altogether about 16 acres have been thus set apart out of the 118 acres so far laid out for building purposes.

The public buildings in the Village are Ruskin Hall, the Village Meeting House, and the Elementary Schools. Ruskin Hall is a centre for the intellectual and social life of the Village, and is used in winter for classes in Arts and Crafts.

The Village Meeting House is an exceedingly attractive building, with accommodation for about 400. It is open daily until sunset

for "private meditation," and largely attended religious services are held in it every Sunday, both morning and evening.

The Mixed School accommodates 540 children, and the Infants' School 250. The School buildings are very fine ones, embodying the most recent improvements, and ranking with the best in the country. The cost was £33,400, exclusive of site. The Tower of the Mixed School contains a Clock, which chimes every quarter, and a Carillon of 22 Bells. Four times a day hymn tunes or national airs are played on these Bells by mechanism,



Village Meeting House.



Village Meeting House, Interior.

and they can also be rung from a Clavier or Key-board. They have been described by one of the first authorities on the subject as "undoubtedly the finest set of Bells in the country." Both the Meeting House and Schools are the gift of Mr. and Mrs. CADBURY, and they also contributed most of the cost of Ruskin Hall.

There are now 865 houses in the Village. Outside the Trust property, but immediately adjoining it, are 38 houses belonging to the "Alms House Trust," and 22 houses belonging to Messrs. CADBURY BROS., which are always included under the name Bournville. Taking all together there are 925 houses, with a population of 4,390.

The Village is still comparatively young, but the following facts may be noted regarding it.

There is great demand for houses, and tenants rarely leave unless they are removing from the district altogether. New houses are usually let long before they are completed.

As already stated, the majority of the householders do not work at Messrs. CADBURY's Factory. The distribution of employment is shown by the following figures, compiled from a private census made some years ago :—

Proportion of Householders working in			
Bournville	41.2	per cent.	
King's Norton { Manufacturing Villages within	4.7	"	
Selly Oak } a mile of Bournville.	13.9	"	
Birmingham	40.2	"	
	100.0		



Schools.

The same census supplies the following particulars respecting occupation :—



Schools, Central Hall.

Analysis of occupations:

Employed at in-door work in Factories.	50.7 per cent.
Clerks and Travellers . . .	13.3 " "
Mechanics, Carpenters, Bricklayers, and various occupations not ad- mitting of exact classi- fication	36.0 "
	<hr/>
	100.0 "

The gardens and allotments are greatly valued, and very successfully cultivated. Of this the Annual Village Flower Show gives ample evidence. Four sets of tests, covering in all 25 gardens, have been made to ascertain the value of the garden produce. The result shows an average net yield of 2/- per week for each garden throughout the year.

This gives a return of £128 16s. 0½d. for the 10,580 square yards represented by the 25 gardens, or at the rate of £58 18s. 5d. an acre per annum. Thus the gardens, while providing healthful recreation for the cultivators, yield, as a result, a wholesome fruit and vegetable diet for the households, effecting thereby a very welcome economy in the family budgets. Another point in connection with these gardens is well put by a writer in the "Economic Review." He says, dealing, it should be noted, with figures differing slightly from the latest returns :—

"There are 43½ acres under cultivation, and at the ascertained average yield per acre of £59 8s. 8d. per annum, this gives a total of £2,585 7s. 0d. per annum. Under ordinary methods of farming the yield was previously less than £5 per acre per annum; that is, the total yield of the 77 acres which are at present opened out used to be about £385 per annum. Thus, at the present time, these 77 acres produce more than six times the value of their former produce, and in addition, at the same time, house, under ideal conditions, a population of nearly two thousand people."

Following out the idea suggested by this writer, may it not fairly be claimed that there is in these gardens an indication of the way in which England might be rendered more self-supporting and less dependent upon other countries for her food supplies?

One of the most interesting features of Bournville is its Village Council. The members, whose services are rendered voluntarily, are elected by the votes of the householders, election being by ballot. A fixed number of councillors retire annually by rotation, and the annual elections and occasional bye-elections evoke considerable interest. The Council has accomplished a great deal of valuable work, especially in fostering an interest in gardening. Through its means arrangements are made for the co-operative purchase of plants, shrubs, and bulbs in large numbers ; gardening tools, such as lawn mower, roller, or shears, are let

on hire ; a loan library of gardening books has been formed ; also a Gardening Association, with competitions and regular inspections of gardens. The Council manages the Village Flower Show with conspicuous success, a Rose Show, Chrysanthemum Show, and an annual Fête for the children.

The Fête is a great event in the Village life, entailing a large amount of work on the various committees and sub-committees responsible. Needless to say, the children enter into it with the utmost interest, and the way in

which they carry through the Maypole Dance and act their pastoral play reflects the greatest credit on all concerned.

Further, the Council nominates two of the School Managers, two members of the Ruskin Hall Committee, and manages the Children's Playgrounds and Park.

The vital statistics of the Village are of great interest. For the purposes of comparison they are given together with the figures for the Urban District of which, up to last year, Bournville formed a part, and those for England and Wales.



Fan Play : Children's Festival.



Maypole Dance.

Death Rate per 1,000. Average for five years ending 1910 :—

Bournville, 5·7. Urban District, 10·5. England and Wales 14·6.

Infantile Mortality per 1,000 live births. Average for five years ending 1910 :—

Bournville, 62·4 Urban District, 87·6. England and Wales, 117·4.

During the last year or two some interesting measurements have been made in order to ascertain how Bournville School Children compare with children of the same age, living under what are usually called slum conditions.

The district selected for comparison was one known as the Floodgate Street area, one of the poorest and most insanitary parts of Birmingham.

The results were :—

Weight—Boys.

	Age 6	8	10	12 yrs.
--	-------	---	----	---------

Bournville ..	45·0	52·9	61·6	71·8 lbs.
---------------	------	------	------	-----------

Floodgate Street ..	39·0	47·8	56·1	63·2 ..
---------------------	------	------	------	---------

Height—Boys.

	Age 6	8	10	12 yrs.
--	-------	---	----	---------

Bournville ..	44·1	48·3	51·9	54·8 ins.
---------------	------	------	------	-----------

Floodgate Street ..	41·9	46·2	49·6	52·3 ,,
---------------------	------	------	------	---------

Weight—Girls.

	Age 6	8	10	12 yrs.
--	-------	---	----	---------

Bournville ..	43·5	50·3	62·1	74·7 lbs.
---------------	------	------	------	-----------

Floodgate Street ..	39·4	45·6	53·9	65·7 ..
---------------------	------	------	------	---------

Height—Girls.

	Age 6	8	10	12 yrs.
--	-------	---	----	---------

Bournville ..	44·2	48·6	52·1	56·0 ins.
---------------	------	------	------	-----------

Floodgate Street ..	41·7	44·8	48·1	53·1 ,,
---------------------	------	------	------	---------

In his report for 1900 the Medical Officer of Health referred to Bournville as follows :—

"I have, in my previous reports, made mention of the model buildings on the Estate which has been laid out by Mr. George Cadbury. I cannot refrain from again mentioning how much I admire the system he has adopted. The object of the dwellings has been to give plenty of light and air, with a good deal of air space to each house, with sufficient land adjoining, and so ensure a 'breathing lung' for the inhabitants of these houses. The houses are, moreover, built on modern principles, and no pains have been spared to make them as dry and free from insanitary conditions as possible. In addition, open spaces have been laid out so that at all times there can never be any danger of increasing the density or the population over the area on which the buildings have been erected. I cannot speak too highly of these dwellings, and I can only hope that we may be able to keep all dwellings as far as possible up to this standard."

In the very valuable Report issued in 1906 by the Housing Committee of the Birmingham City Council another interesting reference to Bournville occurs. Referring to a plan of Bournville published in the Report, the Committee proceed : —

"This . . . shows that the proposal to plan out suburban areas in order to secure their proper development is not only a common-sense suggestion, but has actually been successfully carried out within a very few miles of Birmingham itself."

Again : "The plan fairly indicates what a healthy suburban district should be like."

It is, of course, difficult to say much respecting the moral and social results. Of their existence, however, there is no doubt. The rural surroundings, the close contact with the facts of Nature, the attractive appearance of the houses, the absence of the monotony inseparable from the long unbroken rows and terraces of our cities, the freedom from incentives to vice, all have their influence, which, though it cannot be tabulated in statistics, is none the less real, beneficent, and lasting.

Turning to the financial side of the work, it is clear that if the benefits of the scheme are to be extended in the manner contemplated by the Founder, and if the Village is to be of real value as an object lesson in housing reform, everything must be conducted on sound commercial principles. It must be shown that such an undertaking can be carried out as a financial success, and not only as an act of philanthropy. This is fully appreciated by the Trustees; and although the increased cost of building semi-detached houses instead of long unbroken rows, and the additional charge incurred for ground rent by the provision of a garden for every house, necessarily add to the difficulty of securing a remunerative return upon the outlay, they are able, as new houses are built, to fix the rents so as to yield a net return of 4 per cent. on the cost of construction and site, after providing for all outgoings.



The Triangle.

In relation to the Housing problem, Bournville may be said to demonstrate—

That there is a great demand for houses with gardens and rural surroundings, notwithstanding the absence of the special interests and attractions of town life, and the fact that residence in such houses may involve a four-miles' journey to work in the morning, and a similar journey back at night.

That, given gardens, men will cultivate them, and that the health and wealth of the Village are thereby largely increased.

That the health of such a community is very much above the average.

That such a population will develop communal interests and corporate action of a most valuable kind.

That the wise planning of areas is of the utmost importance.

That by such a scheme it is possible to reverse the townward drift of population.

That it is financially practicable.

Another scheme is now in process of being worked



Linden Road.



Acacia Road.

(Treatment of South Aspect.)

out on the Bournville Estate. For a considerable time the Trustees had been greatly interested in the Co-partnership Tenant Societies, which are doing good work at Ealing, Seven Oaks, Garden City, and elsewhere, and, in response to an inquiry, they agreed to let 20 acres of land, and more if required, for such a Society in Bournville.

In formulating the conditions of tenure, the Trustees endeavoured to adopt a policy which might be followed by Municipalities in letting land purchased in the future for the development of Suburbs. The terms are briefly as follows :—

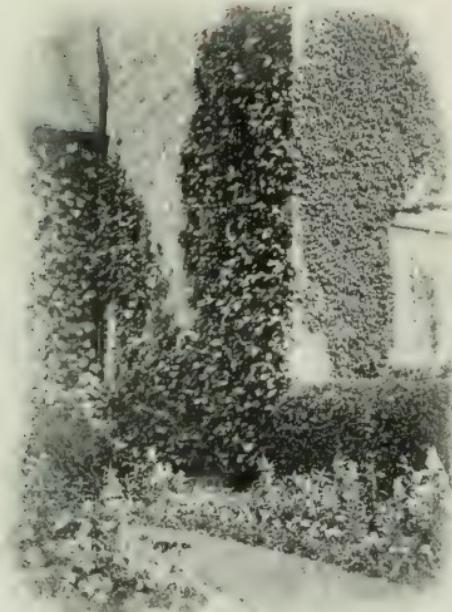
Lease for 99 years, with option of renewal at the end of every 99 years at revised ground rents, the houses thus never passing into the possession of the ground landlord. The land to be taken as required in blocks of not less than one acre. One acre added rent free for open spaces for every 9 acres taken by the Society. The streets to be wide and planted with trees. Not more than 11 houses to be built to the net acre. Workshops allowed if kept to separate area. All plans to be sanctioned by the Trust. No licensed houses to be allowed.

For every £3,000 Capital subscribed to the Society from other sources, up to £21,000, Mr. CADBURY subscribed £1,000, that is to say, a total of £7,000, thus making in all a sum of £28,000.



Picturesque Treatment of Cottage Backs.

Mr. CADBURY has also built a Public Hall which is proving a most valuable addition to the Village.



Typical Creeper-clad Cottage.



Linden Road.

The Bournville Tenants' Society has made good progress ; nearly the whole of their land is now built up, and the Society is supplying a valuable object lesson of what can be done by co-operation in dealing with the Housing question.

Recognising the vital importance to the nation of proper Town Planning, and regarding the promotion of this as an essential part of the work of the Trust, the Trustees have guaranteed to the Birmingham University, for a term of years, a sum of money for the establishment of a Town Planning Lectureship. The post of Lecturer has been accepted by Mr. Raymond Unwin of Hampstead and the lectures successfully inaugurated.

Another matter of interest which should be mentioned is that, through the liberality of Mr. CADBURY, the Village Trust is one of the largest Shareholders in the First Garden City, and has also a considerable holding in the Hampstead Garden Suburb.

The Founder of Bournville describes his scheme as a "small contribution towards the solution of a great problem." It is certainly a contribution that has evoked very widespread interest, and its value lies, not only in the direct benefit it confers upon those for whom it provides healthy homes and rural surroundings, but much more in the illustration it gives of what is possible in this direction. Should the example be widely followed, the solution of the Housing problem will be brought appreciably nearer.

JOHN H. BARLOW, *Secretary.*

January, 1912.

[SEE OVE

This account of Bournville would hardly be complete without some reference to the Almshouses, Works' Recreation Grounds, and Home for Poor Children. The Almshouses were founded in 1898 by the late Mr. RICHARD CADBURY. They are 33 in number, and are built in the form of a quadrangle. Each house has a living room, bedroom, and scullery, all on the ground floor. They are furnished, and the occupants are supplied with coal, water, and gas free ; also with medical attendance. Old employees of Messrs. CADBURY BROS. have the preference for admission, but the houses are not reserved exclusively for them. An Endowment Fund for the maintenance of the Almshouses is provided by the rents of 38 dwelling-houses built for the purpose, and the whole is administered by a board of Trustees.

A house, known as the " Beeches," has been built by Mr. G. CADBURY on the outskirts of the Village, as a Home for Children from Birmingham. Parties of 24 are entertained there for a fortnight at a time all through the summer ; and in winter the house is used as a home of rest for Salvation Army Officers and other workers.

The Works' Recreation Grounds adjoin the Village. That for the girls is about 12 acres in extent, and includes tennis courts, cricket and hockey grounds, a large pavilion, and pleasant tree-shaded lawn.

A splendid Swimming Bath, 81 feet long by 45 feet wide, has recently been erected for the girls. There are also spray baths, slipper baths, and vapour baths.

The area of the Men's Ground is about 14 acres, providing liberal space for large Cricket and Football Clubs. There is also an open-air Swimming Bath, Pavilion, and finely equipped Gymnasium. Two other fields, of about 7 acres each, are also used for football.







Gaylord Bros.
Makers
Syracuse, N. Y.
PAT. JAN 21, 1908

Author

221947

Ec. H

B775

Title The Bournville Village Trust.

DATE.

Oct. ²⁰ 1939.

NAME OF BORROWER.

G.H. Dowding, std

University of Toronto
Library

